Karen Johnson Davidson County
Batch# 466331 DEEDQC
08/28/2020 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200828-0097941

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of August, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Number:
Byron S. Middendorf, Trustee 4505 Harding Pike, 31W Nashville, TN 37205	SAME	Map Parcel

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Byron S. Middendorf, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Byron S. Middendorf, Trustee of the Byron S. Middendorf Living Trust**, established by the Revocable Trust Agreement of Byron S. Middendorf dated July 21, 2020, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of August, 2020.

Byron S. Middendorf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Byron S. Middendorf, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of August, 2020.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, Page 901, Register's Office for Davidson County, Tennessee, as amended in Book 4798, Page 813, said Register's Office, and as Instrument No. 20070124-0009971, said Register's Office, said premises being more particularly described as follows:

Unit labeled Apartment 31-W of said project as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13359 percent interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Byron Middendorf, an unmarried man, by Warranty Deed from Ann Knight Hammock, married, of record in Instrument No. 20200723-0081259, in the Register's Office of Davidson County, Tennessee, dated July 14, 2020, and recorded on July 23, 2020.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et. seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS TOWER, as recorded in Plat Book 4460, Page(s) 189.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS TOWER CONDOMINIUM of record in Book 4710, Page 901, as amended by instrument(s) of record in Book 4798, Page 813; Instrument No. 20070124-0009971 and Instrument No. 20200311-0027456; also subject to easements, right and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 152.

Easement for Driveway and Ingress & Egress, recorded in Book 4668, Page 986.

This is improved property located at 4505 Harding Pike #31W Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

